

OWNER:
THE GROUP AT QUALITY, INC., LLC
2220 DOWDALE AVE., STE. 240
DOWDALE, CA 95041

2240 PARKWAY, LLC
2240 DOWDALE AVE., STE. 200
DOWDALE, CA 95041

DEVELOPER:
MORTON & TYLER, INC.
10000 N. 10TH AVE., SUITE 1200
DENVER, CO 80231

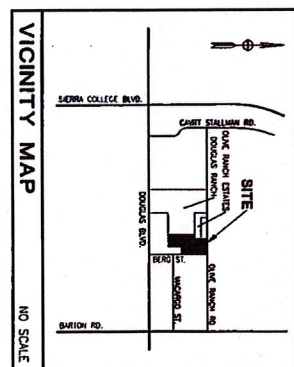
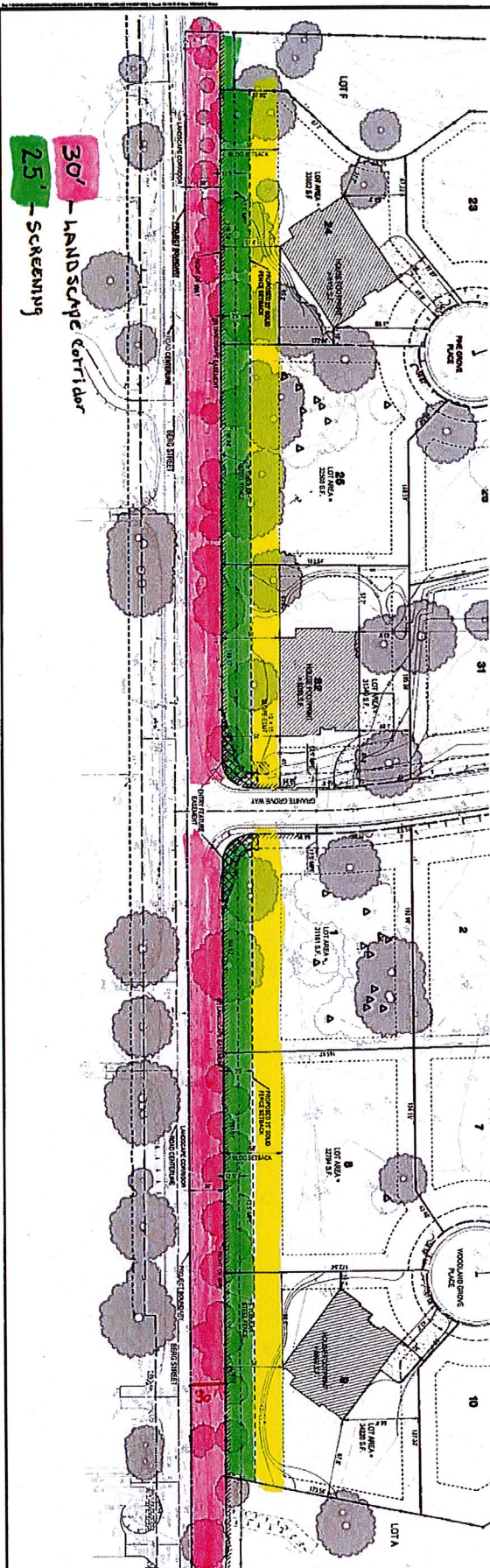
4000 ACRES

GRASS ACRES:
4000 ACRES

ASSIGNORS' PATEOL. NOS.
 LOT 1 400-200-000
 LOT 2 400-200-001
 LOT 3 400-200-002
 LOT 4 400-200-003
 LOT 5 400-200-004
 LOT 6 400-200-005
 LOT 7 400-200-006
 LOT 8 400-200-007
 LOT 9 400-200-008
 LOT 10 400-200-009
 LOT 11 400-200-010
 LOT 12 400-200-011
 LOT 13 400-200-012
 LOT 14 400-200-013
 LOT 15 400-200-014
 LOT 16 400-200-015
 LOT 17 400-200-016
 LOT 18 400-200-017
 LOT 19 400-200-018
 LOT 20 400-200-019
 LOT 21 400-200-020
 LOT 22 400-200-021
 LOT 23 400-200-022
 LOT 24 400-200-023
 LOT 25 400-200-024
 LOT 26 400-200-025
 LOT 27 400-200-026
 LOT 28 400-200-027
 LOT 29 400-200-028
 LOT 30 400-200-029
 LOT 31 400-200-030
 LOT 32 400-200-031
 LOT 33 400-200-032
 LOT 34 400-200-033
 LOT 35 400-200-034
 LOT 36 400-200-035
 LOT 37 400-200-036
 LOT 38 400-200-037
 LOT 39 400-200-038
 LOT 40 400-200-039
 LOT 41 400-200-040
 LOT 42 400-200-041
 LOT 43 400-200-042
 LOT 44 400-200-043
 LOT 45 400-200-044
 LOT 46 400-200-045
 LOT 47 400-200-046
 LOT 48 400-200-047
 LOT 49 400-200-048
 LOT 50 400-200-049
 LOT 51 400-200-050
 LOT 52 400-200-051
 LOT 53 400-200-052
 LOT 54 400-200-053
 LOT 55 400-200-054
 LOT 56 400-200-055
 LOT 57 400-200-056
 LOT 58 400-200-057
 LOT 59 400-200-058
 LOT 60 400-200-059
 LOT 61 400-200-060
 LOT 62 400-200-061
 LOT 63 400-200-062
 LOT 64 400-200-063
 LOT 65 400-200-064
 LOT 66 400-200-065
 LOT 67 400-200-066
 LOT 68 400-200-067
 LOT 69 400-200-068
 LOT 70 400-200-069
 LOT 71 400-200-070
 LOT 72 400-200-071
 LOT 73 400-200-072
 LOT 74 400-200-073
 LOT 75 400-200-074
 LOT 76 400-200-075
 LOT 77 400-200-076
 LOT 78 400-200-077
 LOT 79 400-200-078
 LOT 80 400-200-079
 LOT 81 400-200-080
 LOT 82 400-200-081
 LOT 83 400-200-082
 LOT 84 400-200-083
 LOT 85 400-200-084
 LOT 86 400-200-085
 LOT 87 400-200-086
 LOT 88 400-200-087
 LOT 89 400-200-088
 LOT 90 400-200-089
 LOT 91 400-200-090
 LOT 92 400-200-091
 LOT 93 400-200-092
 LOT 94 400-200-093
 LOT 95 400-200-094
 LOT 96 400-200-095
 LOT 97 400-200-096
 LOT 98 400-200-097
 LOT 99 400-200-098
 LOT 100 400-200-099
 LOT 101 400-200-100
 LOT 102 400-200-101
 LOT 103 400-200-102
 LOT 104 400-200-103
 LOT 105 400-200-104
 LOT 106 400-200-105
 LOT 107 400-200-106
 LOT 108 400-200-107
 LOT 109 400-200-108
 LOT 110 400-200-109
 LOT 111 400-200-110
 LOT 112 400-200-111
 LOT 113 400-200-112
 LOT 114 400-200-113
 LOT 115 400-200-114
 LOT 116 400-200-115
 LOT 117 400-200-116
 LOT 118 400-200-117
 LOT 119 400-200-118
 LOT 120 400-200-119
 LOT 121 400-200-120
 LOT 122 400-200-121
 LOT 123 400-200-122
 LOT 124 400-200-123
 LOT 125 400-200-124
 LOT 126 400-200-125
 LOT 127 400-200-126
 LOT 128 400-200-127
 LOT 129 400-200-128
 LOT 130 400-200-129
 LOT 131 400-200-130
 LOT 132 400-200-131
 LOT 133 400-200-132
 LOT 134 400-200-133
 LOT 135 400-200-134
 LOT 136 400-200-135
 LOT 137 400-200-136
 LOT 138 400-200-137
 LOT 139 400-200-138
 LOT 140 400-200-139
 LOT 141 400-200-140
 LOT 142 400-200-141
 LOT 143 400-200-142
 LOT 144 400-200-143
 LOT 145 400-200-144
 LOT 146 400-200-145
 LOT 147 400-200-146
 LOT 148 400-200-147
 LOT 149 400-200-148
 LOT 150 400-200-149
 LOT 151 400-200-150
 LOT 152 400-200-151
 LOT 153 400-200-152
 LOT 154 400-200-153
 LOT 155 400-200-154
 LOT 156 400-200-155
 LOT 157 400-200-156
 LOT 158 400-200-157
 LOT 159 400-200-158
 LOT 160 400-200-159
 LOT 161 400-200-160
 LOT 162 400-200-161
 LOT 163 400-200-162
 LOT 164 400-200-163
 LOT 165 400-200-164
 LOT 166 400-200-165
 LOT 167 400-200-166
 LOT 168 400-200-167
 LOT 169 400-200-168
 LOT 170 400-200-169
 LOT 171 400-200-170
 LOT 172 400-200-171
 LOT 173 400-200-172
 LOT 174 400-200-173
 LOT 175 400-200-174
 LOT 176 400-200-175
 LOT 177 400-200-176
 LOT 178 400-200-177
 LOT 179 400-200-178
 LOT 180 400-200-179
 LOT 181 400-200-180
 LOT 182 400-200-181
 LOT 183 400-200-182
 LOT 184 400-200-183
 LOT 185 400-200-184
 LOT 186 400-200-185
 LOT 187 400-200-186
 LOT 188 400-200-187

[illegible]

THE GROVE AT GRANITE BAY
 BEING A PORTION OF THE WEST 1/4 OF SECTION 3, T. 10 N., E. 7 E., M.D.R. & M.
 PLACER COUNTY, CALIFORNIA JANUARY, 1915
 MAP JOB NO. 14-4627

[illegible]

25' - Area to be corrected

25' - SCREENING

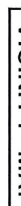
30' - landscape corridor

OWNER

ASSESSOR'S PARCEL NOS.

THE GROVE AT GRANITE BAY

M&P JOB NO. 04-0027



INV 004611

5 10BULAR STEEL FENCE
PROPERTY LINE

TREES TO REMAIN

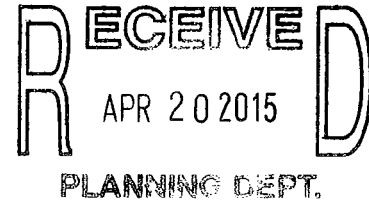
EXISTING ROAD/PAVEMENT AREAS

 10^{-4} 

County of Placer
GRANITE BAY MUNICIPAL ADVISORY COUNCIL
175 Fulweiler Avenue
Auburn, CA 95603
County Contact: Linda Brown, District Director (916) 787-8954



April 14, 2015



Honorable Chairman Ken Denio
Members of the Planning Commission
Placer County Planning Commission
309 Court Center Drive, Suite 140
Auburn, CA 95603

RE: GBMAC Consideration and Recommendation regarding "The Grove at Granite Bay" Subdivision and Conditional Use Permit Modification

Chairman Denio:

On behalf of the Granite Bay Municipal Advisory Council (GBMAC) the purpose of this letter is to provide the Planning Commission with a summary of our deliberations and the resulting recommendation regarding "The Grove at Granite Bay" Subdivision and request for Conditional Use Permit Modification.

The proposed conditional use permit modification was presented by Sherri Conway, Senior Planner, Placer County Planning Services Division. There were many Granite Bay residents in attendance that expressed concerns about the impact this conditional use permit modification will have on nearby homeowners and overall neighborhood. Additionally, the residents expressed concern that the developer originally agreed with exiting neighbors to preserve the aesthetics of the neighborhood by agreeing to certain set-backs and not allowing fencing other than wrought iron fencing, to front on Berg Street. Now the developer comes before the GBMAC to request the original terms be changed.

After hearing from Sherri Conway and the public regarding this request to modify the conditional use permit, the GBMAC members engaged in a very thorough deliberation. At the conclusion of our deliberations the Board considered the applicants two requests separately. As a result the GBMAC members made two separate motions.

The first motion was made to recommend approval of the applicants request to reduce the front setback to lot 12 (APN-460-260-012) and to reduce the front and rear setbacks to lots 10 and 11 (APNs 460-260-020 and 460-2602-011). The front setback reduction for these three lots would be modified from 35' to 25'. This motion includes recommendation for approval of the request to reduce the rear yard setbacks for lots 10 and 11 from the current 30' to the standard 10' or to the flood elevation of 313, whichever is more restrictive. This motion was passed unanimously by the Board.

The second motion was made to recommend denial of the applicant's request for a modification that would affect the properties that have a backyard facing Berg Street. The motion was to recommend denial of the modification to allow property owners the option to construct full or partial solid fencing at the edge of the 25' landscape easement in the backyards of those lots which backyards front on Berg Street. This motion to recommend denial was passed unanimously by the Board.

Thank you for the continued opportunity to review projects, work with the community and provide our input. Please contact me or any GBMAC Member if we can be of further assistance.

Warm Regards,

GRANITE BAY MUNICIPAL ADVISORY COUNCIL



SUZANNE JONES
CHAIR

CC: Honorable Kirk Uhler, Supervisor, District 4
Ms. Linda Brown, Field Representative, District 4 and GBMAC Administrator
Mr. Ken Prager, Vice Chair, GBMAC

----- Forwarded message -----

From: **Harrison Clark** <hkclark41@gmail.com>

Date: Wed, Apr 1, 2015 at 10:54 AM

Subject: IMPORTANT -- RE GRANITE BAY MAC TONIGHT

To: lbrown@placer.ca.gov

Linda,

I live on Berg Street across from The Grove. I've been involved in the negotiations for the development from the beginning (1990). I will not be able to attend the MAC meeting tonight (I'm out of town).

However, please make it clear to the MAC that I have had lengthy recent chats with Bob Nielebeck about the details of the application that is before the MAC tonight. From my recollection of discussions in years past, all of the fencing "changes" being requested are simply corrections to the plan wording that will bring the wording into sync with what I have long understood would occur.

We were told years ago that the plan was that property owners of The Grove could build solid fencing up to six feet tall but it would be set back a minimum of 25 feet from the open wrought iron fencing that is closer to Berg. I believe this brings the fencing to 55' from the center of Berg though the important parameter is the 25 feet from the existing wrought iron fencing. There were also details about the planting and maintenance requirements for the 25' between the wrought iron fencing and the solid fencing which are less important to this discussion.

The bottom line is that the changes to be considered tonight simply document what the residents of Berg negotiated with Bob Coker and the County several years ago.

Sincerely,
Harrison Clark
8261 Berg Street
Granite Bay, CA

Kathi Heckert

From: Sherri Conway
Sent: Tuesday, April 07, 2015 3:34 PM
To: Kathi Heckert
Subject: FW: The Grove

Hi Kathi,

Can we please include this correspondence (below) in the record for the Grove at Granite Bay (PLN 15-00055)? Thank you!

From: Jim Baggarly [<mailto:jbaggarly@nwhm.com>]
Sent: Tuesday, April 07, 2015 3:27 PM
To: Sherri Conway
Subject: FW: The Grove

Hi Sherri,

I'm not sure if this email of support from Harrison Clark made it to the MAC Board. Mr. Clark is a neighbor directly across the street from The Grove. You may have received this, but if not I thought I'd send it along to you.

Thank you,

Jim

Jim Baggarly | Project Manager, LEED AP
The New Home Company
2220 Douglas Blvd., Suite 240, Roseville, CA 95661
Office: 916-740-3920 | Cell: 530-867-1489 | Fax: 916-771-4199
Website: www.nwhm.com

The information contained in this e-mail message is confidential and is intended only for the use of the individual or entity named above. Any unauthorized use, disclosure or distribution of this email and its attachments is prohibited. If you are not the intended recipient, we would request you delete this communication without reading it or any attachment, not forward or otherwise distribute it, and kindly advise The New Home Company by return email to the sender or a telephone call to +1 (949) 382-7800. Thank you in advance.

----- Original Message -----

Subject: Fwd: IMPORTANT -- RE GRANITE BAY MAC TONIGHT

Date: 04/01/2015 10:58 AM

From: Harrison Clark <hkclark41@gmail.com>

To: cecoco@surewest.net

Kathi Heckert

From: Brian Keeley <brianjkeeley@gmail.com>
Sent: Thursday, April 09, 2015 11:16 AM
To: Kathi Heckert
Subject: The Grove in Granite Bay *** there is iron fencing surrounding the entire project!

Hello, Commissioners,
Thank you for your attention.

FYI... There is open, wrought iron fencing surrounding the perimeter of the entire subdivision. It was visible in a couple snapshots, but I didn't make that clear.

This is not about security or safety.
It's about economics.

Thank you for your consideration,
Arlene Keeley
916-768-8732

County of Placer

GRANITE BAY MUNICIPAL ADVISORY COUNCIL

8789 Auburn Folsom Blvd., Suite C-214

Granite Bay, CA 95746

County Contact: Linda Brown 916-787-8954



REGULAR MEETING AGENDA

Wednesday, April 1, 2015 at 7:00 p.m.

Eureka School District Office, Board Room, 5477 Eureka Road, Granite Bay, CA

- 1) **Call to Order**
- 2) **Pledge of Allegiance**
- 3) **Introduction of MAC Members and Secretary**
- 4) **Approval of the Agenda**
- 5) **Approval of the Minutes**
 - a) March 4, 2015
- 6) **Public Safety Reports**
 - a) Placer County Sheriff
 - b) South Placer Fire District
 - c) California Highway Patrol
- 7) **Public Comments:** Any member of the public may address the Municipal Advisory Council on any matter that is NOT listed on the agenda. Comments will normally be limited to three (3) minutes per person at the discretion of the Chairperson.
- 8) **Supervisor Report** (If Supervisor Kirk Uhler is not present, Linda Brown will present)
- 9) **Informational Items/Non-Action:**
 - 1.

The Middle Fork Project - Overview: Presented by: Brett Storey, Senior management analyst, Placer County Planning Department

The Middle Fork Project (MFP) is a multi-purpose water supply and hydro-generation project designed to conserve and control waters of the Middle Fork American River, the Rubicon River, and several associated tributary streams in order to meet municipal, industrial, and agricultural demands within western Placer County, to provide recreational experiences, to contribute to the natural resource preservation and enhancement of the river and to generate power for the California electrical grid. In 2006, the Placer County Water Agency (PCWA) and the County of Placer entered in to a Joint Powers Agreement (JPA) in order to obtain a new Federal Energy Regulatory Commission (FERC) license to approve Future Electrical Energy Sales, fund the necessary operational costs and to distribute revenues from Future Electrical Energy Sales to both PCWA and Placer County. The presentation will provide an overview of the project, the re-license process and the policies (financial, administrative and operational) and potential revenues involved. Get a more detailed description of the project at <http://www.placer.ca.gov/projects/middle-fork-project>.

APR 09 2015

PLANNING
COMMISSION



10) Action Items:

The Grove at Granite Bay Subdivision and Conditional Use Permit Modification: Presented by: Sherri Conway, Senior Planner, Placer County Planning Services Division (15 min.)

The project, the Grove at Granite Bay, is located on the west side of Berg Street, south of Olive Ranch Road and north of Douglas Boulevard, in the Granite Bay area. The applicant is seeking a modification to the Conditional Use Permit for The Grove at Granite Bay (PSGC 2004-0294) regarding the setback requirements on several lots.

Six (6) specific lots that are bordered by Berg Street to the south (APNs : 460-260-001, 460-260-008, 460-260-009, 460-270-002, 460-270-009, 460-280-009) , the applicant is requesting to modify the following Conditions of Approval:

- 82: Notification to future owners of Lots 1, 8, 9, 24, 25, and 32 that solid fencing on any type is prohibited within the "front" setback along Berg Street.
- 85. Notification to the future owners that no structures, including sold fencing over 3' in heights may be installed in front setback areas, including any property frontages along roadways.
- 97. Other than approved entry features, solid walls, solid wood fencing, and any other solid features are prohibited along the Berg Street and Olive Ranch Road frontages. Open fencing (i.e. wrought iron) is allowed, subject to review and approval by the DRC.

The project was approved to include a 30-foot landscaped corridor from the edge of the easement of Berg Street, in addition to a 25-foot landscape easement, and a building setback requirement of 50 feet from the property line. The applicant is requesting the modification to allow property owners the option to construct full or partial solid fencing at the edge of the 25-foot landscape easement to allow for greater privacy in the backyards of these lots that front on Berg Street. The required 50-foot building setback from the project boundary would remain unchanged.

Additionally, the applicant is requesting to modify the following Condition:

- 12 – Show the limits of the future, unmitigated, fully developed, 100-year flood plain (after grading) for the on-site marsh and wetland areas on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. Show a 30' rear setback line for Lots 10 and 11 due to the close proximity of the 100-year post-development ponding limit.

The applicant is requesting reductions in the front setback to lot 12 (APN 460-260-012) and to the front and rear setbacks to lots 10 and 11 (APNs 460-260-020 and 460-260-011). The front setback reduction requested for these three lots would be modified from 35' to 25' to allow for more flexibility in home plotting, a reasonable useable yard area and to avoid impacting trees. The rear yard setbacks backs requested for lots 10 and 11 are currently 30'. The developer requests a reduction to the rear setback for lots 10 and 11 to the standard 10' or to the flood elevation of 313, whichever is more restrictive.

11) Correspondence – Found on Table at the rear of the room.

12) Next Regular Meeting – May 6, 2015

13) ADJOURNMENT

For additional information and calendar for Supervisor Uhler see his website at:
<http://www.placer.ca.gov/bos/District4.aspx>

Arlene Keeley
brianjkeeley@gmail.com
916-768-8732
Granite Bay resident

The applicant, New Home Company and/or Coker Ewing, is scheduled for the April 23rd hearing. They went before the Granite Bay MAC last week as an Action Item.

The MAC unanimously denied their request to strike down and remove a significant Condition of Approval which would allow solid fencing along Berg Street within the "front" setback.

In 1994, this parcel had entitlements to construct 21 homes – the lots along Berg Street had front yards facing the existing homes. It was designed to blend new construction to look like a neighborhood street.

In 2004 Coker Ewing brought forth a different proposal – 32 homes with backyards facing existing neighbors along Berg Street. The neighbors and community fought the proposed erection of solid fencing along Berg. The compromise were Conditions 81, 82, 85 and 97, that allowed the construction of solid fencing, but set back to 50 ft of edge of easement ("front" setback). This would encourage the Developer to use landscaping instead of fencing to preserve vegetation for the benefit of the community and Berg St neighbors, and provide privacy to future homeowners. This Plan was approved by the Planning Commission and the Board of Supervisors in 2005. This process encompassed significant community participation along with the developer and county staff.

Now the builder/developer intends to renege on the Conditions by asking you to agree to a modification that essentially overturns the most significant aspect that affects the community and neighborhood.

They propose to allow the erection of solid or "partial solid" fencing within the Front setback. At the MAC meeting, the Applicant was not able to define "partial fencing" – a member in the audience asked, does "partial" refer to a shortened length of solid fencing or fencing that is "partially" solid?

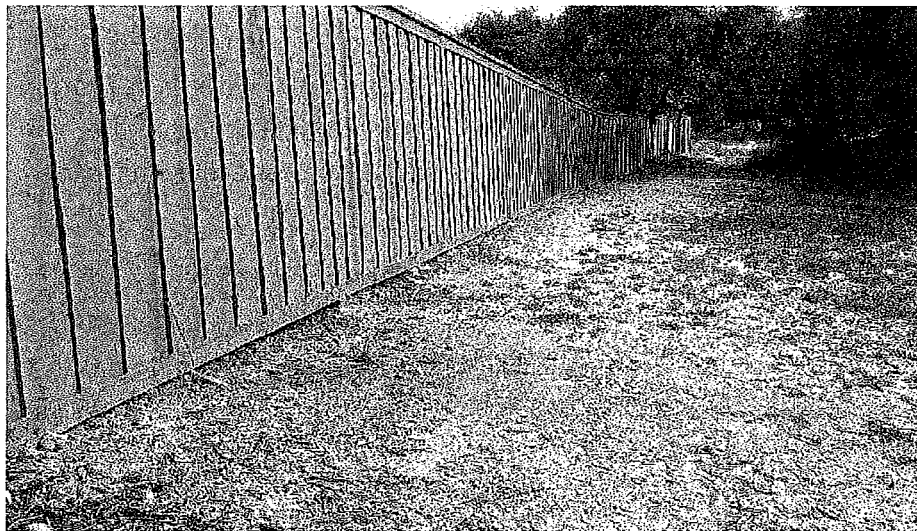
The applicant stated to the MAC that the modification is necessary to free up restrictions caused by the Conditions, so future homeowners can construct stone BBQs within the Front setback. However, they've already installed a stone BBQ within the Front setback on the model home Lot 32, and a MAC Board Member recalled that BBQ structures are a landscape element.

The applicant stated solid fencing is necessary to provide greater privacy in the backyards of lots that front Berg. However, privacy is easily mitigated with greenery, as stated by a MAC Board Member. The builder constructed, and handsomely landscaped, the Model homes last summer. They installed landscaping within the landscape easement, but they sparsely planted tiny Photinias and Pine saplings – Lot 1 has only one, lone, sapling within the easement. I provided snapshots and included myself as a height reference – I'm 4ft 11inches tall.

Greenery can provide privacy. I provided snapshots of plantings within the subdivision. The first example, the growth in front of the wrought iron fencing provides superb privacy.



Snapshot of open fencing seen from an interior street. The greenery provides superb privacy. This was taken standing appx 10-15 ft away. There are wooden structures behind the fence.



This is what the Conditions of approval were designed to avoid.



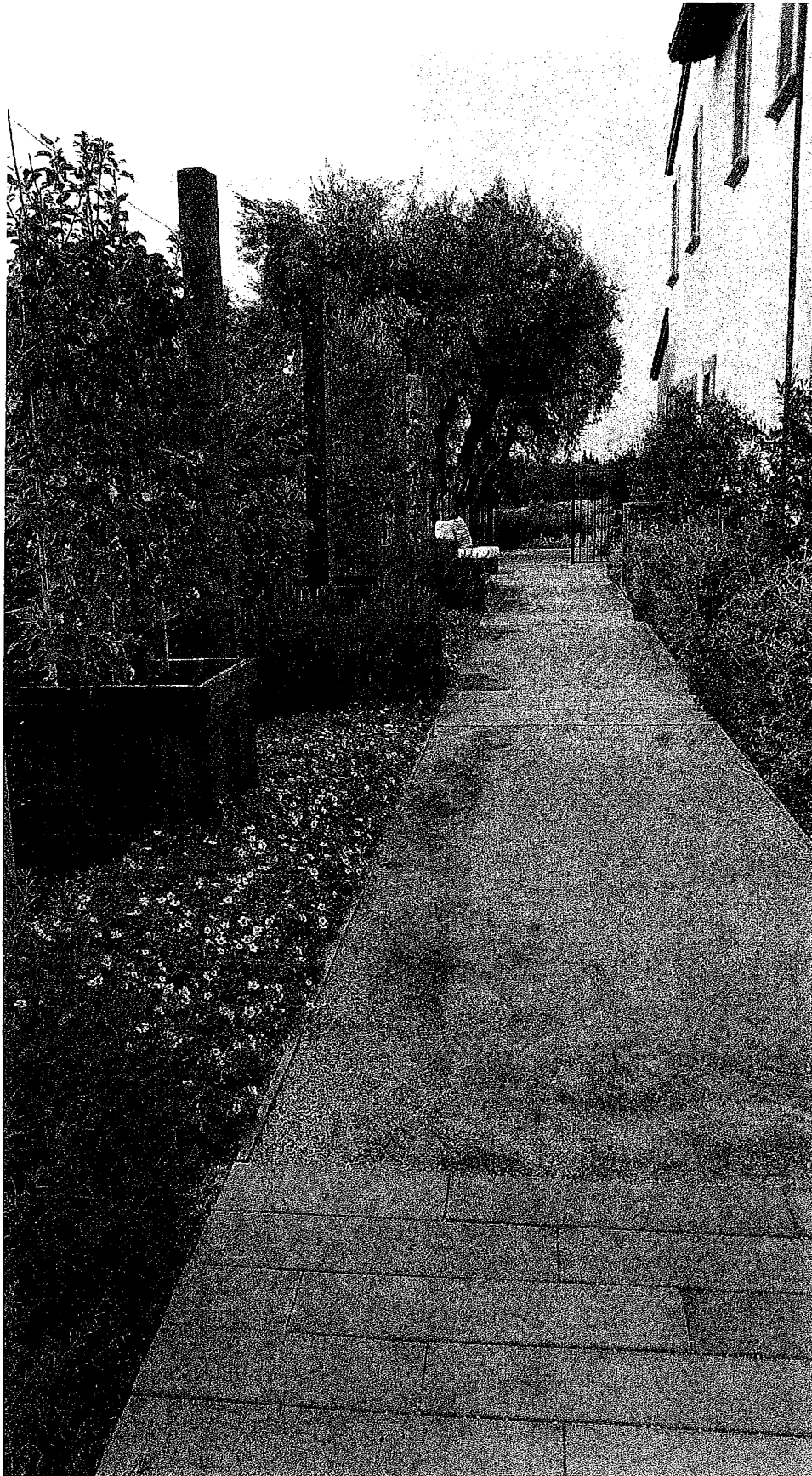
Plantings within the landscape easement on Lot 8. The builder should plant more shrubs, that are more mature, at different depths. It would provide excellent screening from outside the fencing.



Lot 8

Bigger trees vs saplings will provide more greenery, sooner.

The adjacent Lot 1 has just one sapling. There are no other plantings.



More mature greenery planted at different depths within the landscape easement can provide superb screening.

Perfect example:

This is a snapshot of a side yard of one of the model homes within the subdivision.

480-240-008
DOUGLAS RANCH OWNERS ASSOCIATION

480-230-019
DOUGLAS RANCH OWNERS ASSOCIATION

CULMAN

LOT E

24,930 SF

19

20,120 SF

LOT D

20,810 SF

LOT C

22,710 SF

18

21,040 SF

14

19,840 SF

13

20,130 SF

LOT B

20,300 SF

048-890-007

MARSHEN

048-890-006

LIBB

048-890-005

BROWN

048-081-022

DRELLER

LOT A

31,270 SF

048-081-036

CHENAL

048-081-032

HAZEGHIZIA

048-301-032

CLARK

048-301-031

CLARK

048-301-030

MILLER

048-301-029

AGELT

048-301-028

MCOWALLY

048-301-027

FOULSON

048-301-063

HOOD

048-301-024

DINES

048-301-023

LUPPI

048-301-022

MCDEHNUT

BERG STREET

SOLID FENCING #####
LANDSCAPE EASEMENT

SOLID FENCING #####
LANDSCAPE EASEMENT

The applicant is proposing to strike down / gut Conditions #81, 82, 85 and 97 by allowing the erection of solid fencing 6ft in height, at the edge of the landscape easement. This will ruin the neighborhood feel of Berg Street. The MAC unanimously denied the request. One of the current MAC Board members was on the MAC when this project was being considered, and recalled the community involvement, and the overwhelming desire to avoid solid fencing running down Berg. Please support the MAC and deny the applicant's request for solid, "partial solid" fencing along Berg.

11 OLIVE RANCH ROAD



**RECOMMENDED CONDITIONS OF APPROVAL - TENTATIVE
MAP/CONDITIONAL USE PERMIT - "THE GROVE AT
GRANITE BAY" (PSGC 2004 0294)**

THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.

1. A Tentative Map and Conditional Use Permit is approved as a 32 lot Planned Development on approximately 32 acres. In addition, a Variance is approved in order to allow an entry feature consisting of a 6 foot high masonry wall, within the front setback, where a maximum height of 3 feet is normally allowed, and to allow a 5 foot high, wrought iron perimeter fence, where a maximum height of 4 feet is normally allowed.

ADVISORY COMMENT: This project is subject to review an approval of a Rezone application, by the Placer County Board of Supervisors, to add a "Planned Development" designation to the existing, base zoning of 1.1 ("PD 1.1").

2. MM The following Condition #'s: ip 3, ip4, ip5, ip7, ip 8, ip9, ip 14, ip 20, ip 21, ip 23, ip 24, ip 25, ip 26, ip27, ip 30, g 1, g2, g4, g 7, rt2, rt 13, rt 15, rt17, rt18, ps2, ps5, v4, v5, v8, v14, v17, cr1, cr2, eh 14, eh25, eh 40, mc2, mc8, mc8a, mc10, mc23, mc25, and ep1 apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 2004, Number 1, dated July 27, 2004:

A) ip 3 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. (MM) (DPW)

B) ip 4 Recreational Facilities: The Improvement Plans shall provide details of the construction of the proposed recreational facilities, public and private, both on- and off-site, for the review and approval of the DRC and County Parks Division (PD's). All recreation facilities shall be designed to meet Americans with Disabilities Act (ADA) Federal Guidelines and, where appropriate, the Consumer Product Safety Commission Guidelines (COSC), and the requirements of the American Society for Testing and Materials (ASTM). Approval shall be evidenced by signature of a Parks Division representative on the Improvement Plans. (PD/DFS)

C) ip 5 Equestrian/Pedestrian Trails: The Improvement Plans shall provide details of the location and specifications of all proposed equestrian/pedestrian trails -- for the review and approval of the DRC and Parks Division. Said trails shall be installed prior to the County's acceptance of the subdivision's improvements, and all easements shall be shown on the Final Map. (PD/DFS)

D) ip 7 The connection of each existing residence within this project to public sanitary sewers is required, shall be shown on the Improvement Plans, and shall be included in the engineer's estimate of costs for subdivision improvements. Note: Hook-up fees are not to be included in the Engineer's Estimate. (EHS/DPW)

MARCH 2005

PAGE 1 OF 26

v:PLUSPLN\CONDSTENTATIVE\PSGC20040294 THE GROVE @ GRANITE BAY

EXHIBIT C ATTACHMENT A

80. Notification to the future owners of affected lots that are located adjacent to Open Space Lots, regarding the provision of an access easement to the homeowners' association for maintaining fencing around the perimeter of such lots. A minimum 24-hour notification to affected homeowners shall be provided prior to any work by the homeowners' association. (CR) (PD)

✓ 81. Notification to all future lot owners that minimum setbacks for all structures shall be as follows, unless a greater setback is indicated within the Development Notebook that is described elsewhere in these conditions of approval: A) Front - 55' from the centerline of the traveled way, (except for Berg Street frontages, which shall have a front setback of 50 feet from edge of easement); B) Side - 15'; C) Rear - 10'. Setbacks for pools and related equipment areas are defined in Placer County Code, Article 17.54.140, formerly Zoning Ordinance Section 10.082 B (5). (CR) (PD)

✓ 82. Notification to future owners of Lots 1, 8, 9, 24, 25, and 32, that solid fencing of any type is prohibited within the "front" setback along the Berg Street. (MM) (PD)

83. Notification to all future lot owners of a listing of drought tolerant plant materials and information regarding drip irrigation systems designed to conserve water. (CR) (PD)

84. Notification to all future lot owners of the tree preservation and maintenance techniques contained in the publication entitled *Living Among the Oaks* by the University of California Cooperative Extension. A copy of this publication shall be distributed by the developer or authorized agent to all new property owners at the time of sale of the property. Irrigation under the driplines of oak trees, including on individual lots, is prohibited, except as otherwise described within this publication. (PD)

✓ 85. Notification to the future owners that no structures, including solid fencing over 3' in height, may be installed in front setback areas, including any property frontages along roadways. (CR) (PD)

86. Each new lot owner shall be provided with a copy of the Development Notebook page(s) applicable to the subject lot, including plot plans and all use restrictions. (CR) (PD)

87. No storage of boats, trailers, recreational vehicles, campers, or inoperable vehicles within the project except to the side or rear of a residence, and screened from street view. (CR) (PD)

88.MM Notification to future buyers, tenants, and/or occupants of parcels with Historical / Cultural Resource Easements that no development activity of any kind, including but not limited to: grading, installation of accessory structures, swimming pools, spas, fencing, patios, decking, etc, may occur within said easement and that any natural features within said easement (i.e., rock outcrop) may not be disturbed. (PD)

89. Notify future lot owners that an on-site road will connect to Waterford Drive as shown on the Tentative Map and will be a through connection to the Douglas Ranch Unit No 2 subdivision. (CR) (DPW)

90. Notification to future buyers of Lots 1, 8, 9, 24, 25, and 32, that a 25 foot landscape MARCH 2005

easement, dedicated to the HOA, is located along the eastern property boundary, and that any changes to the county-approved landscape plans for these areas are not allowed without the review and approval of the DRC.

DEVELOPMENT STANDARDS

91. The Development Standards for this project are as follows:
92. Pursuant to the Zoning Ordinance, setbacks apply to all structures and accessory structures. Setbacks for swimming pools/spas/pool equipment, etc. shall conform to Placer County Code, Article 17.54.140, formerly Zoning Ordinance Section 10.082 B (5). **(CR) (PD)**
93. The structural setbacks for this Planned Development are as follows:
- A) Front (street) – 60' from the center of the travelled way (except for lots adjacent to Berg Street, which shall have a setback of 50 feet from the property line.
 - B) Sides – 15'
 - C) Rear – 10'
 - D) Accessory structures/pools/spas per Zoning Ordinance Section 10.082
94. The maximum building height for this Planned Development is 36 feet. **(PD)**
95. The maximum building coverage per residential lot in this Planned Development is 40%. **(PD)**
96. Prior to recordation of the Final Map(s), a reference manual (i.e., development notebook) shall be submitted for approval to the Planning Department which shall include plot plans for each lot in the project, depicting all dimensions, easements, setbacks, height limits and other restrictions which might affect the construction of structures on said lot and in the case of a PD subdivision, the permitted building space ratio per Zoning Ordinance Section 17.54.100.A.2.e. No Building Permits may be issued for the project until this manual is provided to and accepted by the DRC for format and content requirements. **(PD)**.
- ✓ 97. Other than approved entry features, solid walls, solid wood fencing, and any other solid features are prohibited along the Berg Street and Olive Ranch Road frontages. Open fencing (i.e., wrought iron) is allowed, subject to review and approval by the DRC.

MITIGATION MONITORING

98MM A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native oaks and other trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, prior to the submittal of the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for native trees to be planted by the project developer within Common Area Lots and any other areas determined appropriate by the DRC. The specific number of trees shall be determined during the Improvement Plan process. The Plan shall include

MARCH 2005

PAGE 24 OF 26

V:\PLUS\PLN\CONDSTENTATIVE\PSGC20040294 THE GROVE @ GRANITE BAY